



# Council On Affordable Housing

## NEWSLETTER

November 2000

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## Two Municipalities Certified by COAH

Newton  
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Borough, Burlington County, received second round (1987-1999) substantive certification from the Council on Affordable Housing (COAH) at COAH's November 1, 2000 meeting.

**Newton Town** had a precertified need of 110 units, which was revised to 103 due to a seven-unit (1987-1993) employment adjustment. Of this revised obligation, 86 units were rehabilitation and 17 units were new construction. Newton was granted credits and reductions of 83 units: 21 units for first round zoning in place, prior-cycle credits for seven SCARC, Inc. (formerly the Sussex County Association

of Retarded Citizens) group home bedrooms and credits for six bedrooms at the Birth Haven group home, six age-restricted rental units at Bristol Glen, six family rental units at Merriam Gateway, three rental bonuses and 34 rehabilitated units. Its fair share of 20 units will be addressed through Newton's ongoing housing rehabilitation program.

**Riverton Borough** had a precertified need of 30 units, which was reduced to 17 after receiving a 13-unit vacant land adjustment. Riverton's fair share obligation will be addressed through inclusionary zoning on Martha's Lane for two units and a housing rehabilitation program for 15 units. The 13 units of unmet need will be addressed through overlay zoning and a development fee ordinance.

## COAH Panel at League of Municipalities Conference

The Council on Affordable Housing (COAH) will present "2001 - Developing a Better Understanding of COAH" at the League of Municipalities Conference on Thursday, November 16, 2000 from 9 - 10:40 a.m. in Room 418 at the New Convention Center in Atlantic City.

The panel of three COAH board members, John L. Winterstella, Manasquan mayor and past League of Municipalities president; Deborah DeSantis, New Jersey Housing and Mortgage Finance Agency executive director; and Peter Rinehart, Esq., Hovnanian Enterprises senior vice president and general counsel, will be joined by Shirley M. Bishop, COAH executive director. They will explain the upcoming COAH schedule and answer any questions you may have concerning the third round obligations and policy initiatives. Clarence "Bud" E. Aldrich, Dover Township deputy mayor, will act as moderator.



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## 260 Municipalities Under COAH's Jurisdiction

As of November 1, 2000, the Council on Affordable Housing (COAH) has 260 municipalities under its jurisdiction that have either filed housing elements and fair share plans addressing second round (1987-1999) affordable housing obligations or petitioned for substantive certification. Of the petitions received, 166 municipalities have been certified with the balance under review or in mediation. In addition, there are 65 municipalities that are under the jurisdiction of the court.



*Image representative of typical affordable housing made possible by the Council on Affordable Housing.*

## Uniform Affordability Controls Rule Proposed

The Council on Affordable Housing (COAH) has proposed a rule change to N.J.A.C. 5:93-9 that would establish uniform controls for affordable housing. This rule proposal affects housing under the jurisdiction of COAH; housing developed with municipal, state and/or private sources of funds or housing developed with funding from the Neighborhood Preservation Balanced Housing Program. The rule does not apply to units receiving federal funds such as the Federal Low-Income Tax Credit program; the HOME program; the United States Department of Housing and Urban Development's (HUD) 202 program, HUD 811 program or HUD HOPE VI program or units created through the Federal Home Loan Bank, Affordable Housing Program. The proposed rule will be published in the New Jersey Register on December 18, 2000. The comment period will extend until January 17, 2001.



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